

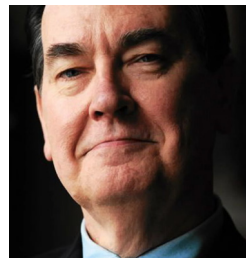
Register your print subscription!
Go to myaccount.troyrecord.com
Click to activate

Not a subscriber?
Call 1-888-599-0399

FOR TOTAL ACCESS!



GOLDBERG
Why media and critics won't stop same lie
Page A7



THOMAS
Institutions vs. We the people
Page A7



YOUR STARS
Astrology: Take a look at your daily horoscope
Page B6

THE RECORD

Not as cold
H: 37 L: 30
» PAGE A8

Saturday, December 7, 2024 \$1.75 [FACEBOOK.COM/TROYRECORD](https://facebook.com/troyrecord) [X.COM/TROYRECORD](https://x.com/troyrecord)

troyrecord.com

LANSINGBURGH

'HISTORIC GEM'

Lion Factory Apartments running on geothermal



MELISSA SCHUMAN — MEDIANEWS GROUP

The historical Lion Factory building has been turned into affordable housing.

By **Melissa Schuman**
mschuman@saratogian.com

LANSINGBURGH, N.Y. » Once a booming shirt and collar factory, the Lion Factory building has been repurposed into affordable housing with a focus on sustainability.

Now known as Lion Factory Apartments, the building was completely renovated by Regan Development Corporation, which hired U.W. Marx Construction Company, Natural Systems Engineering, and Family Danz Heating and Cooling to perform the renovation work. The job included a new roof, reparation of water damage, a lot of new carpentry, and the installation of a geothermal heating system. It took about 18 months to complete.

The Lion Factory, so named for the stone lion's head relief on the front of the building, is included on the National Register of Historic Places as an example of late 19th-century and early 20th-century industrial construction. From the late 1880s to the 1940s, the



MELISSA SCHUMAN — MEDIANEWS GROUP

The front entrance to Lion Factory Apartments.

building housed the United Shirt & Collar Company, one of the world's largest suppliers of shirts and collars. The iconic factory helped earn Troy its nickname of The Collar City.

“Regan Development specializes in

taking historical buildings and utilizing their space to the fullest potential. We bring housing to the community by making use of underutilized

LION » PAGE 2

WASHINGTON

Biden is considering preemptive pardons for officials and allies before Trump takes office

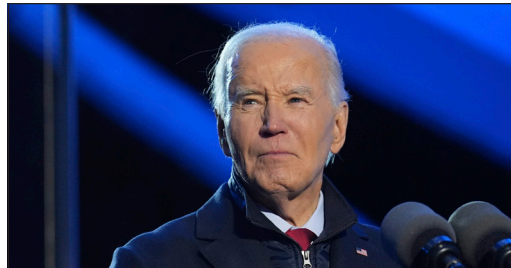
By **Zeke Miller and Colleen Long**
Associated Press

WASHINGTON » President Joe Biden is weighing whether to issue sweeping pardons for officials and allies who the White House fears could be unjustly targeted by President-elect Donald Trump's administration, a preemptive move that would be a novel and risky use of the president's extraordinary constitutional power.

The deliberations so far are largely at the level of White House lawyers. But Biden himself has discussed the topic with some senior aides, according to two people familiar with the matter who spoke on condition of anonymity Thursday to discuss the sensitive subject. No decisions have been made, the people said, and it is possible Biden opts to do nothing at all.

Pardons are historically af-

BIDEN » PAGE 2



JACQUELYN MARTIN-ASSOCIATED PRESS

President Joe Biden speaks during a ceremony lighting the National Christmas Tree on the Ellipse near the White House in Washington, Thursday.

WASHINGTON

US added a strong 227,000 jobs in November in bounce-back from October slowdown

By **Paul Wiseman and Anne D'Innocenzio**
AP Business Writers

WASHINGTON » America's job market rebounded in November, adding 227,000 workers in a solid recovery from the previous month, when the effects of strikes and hurricanes had sharply diminished employers' payrolls.

Last month's hiring growth was up considerably from a meager gain of 36,000 jobs in October. The government also revised up its estimate of job growth in September and October by a combined 56,000.

Friday's report from the Labor Department report showed that the unemployment rate ticked up from 4.1% in October to a still-low 4.2%. Hourly wages rose 0.4% from October to November and 4% from a year earlier — both solid figures and slightly higher than forecasters had expected.

The November employment report provided the latest evidence that the U.S. job market remains durable even though it has lost significant momentum from the 2021-2023 hiring boom, when the economy was rebounding from the pandemic recession. The job market's gradual slowdown is, in part, a result of the high interest rates the Federal Reserve engineered in its drive to tame inflation.

The Fed jacked up interest rates 11 times in 2022 and 2023. Defying predictions, the economy kept growing despite much higher borrowing rates for consumers and businesses. But since early this year, the job market has been slowing.

Thomas Simons, U.S. economist at Jefferies, wrote in a commentary that the recovery from October's strikes and hurricanes likely boosted last month's payrolls by 60,000, suggesting that the job market is strong enough to absorb most jobseekers but not enough to raise worries about inflation.

The healthy gain of 227,000 payroll jobs in November was derived from a Labor Department survey of employers. A separate survey of households, which determines the unemployment rate, looked weaker: The ranks of the unemployed rose by 161,000. And the number of Americans who said they either had a job or were looking for one fell for a second straight month.

Economists also noted that the November job gains were narrow: Just three categories of employers — healthcare and social assistance; leisure and hospitality; and government — accounted for 70% of the added jobs. And the 22,000 jobs that factories gained in November were boosted by the end of strikes at Boeing and elsewhere that restored many workers to their employers' payrolls. Retailers, by contrast, shed 28,000 jobs.

“I don't think we should be misled by the solid number of 227,000,” said Julia Pollak, chief economist at the employment firm ZipRecruiter.

JOBS » PAGE 2



CHARLIE NEIBERGALL-ASSOCIATED PRESS FILE

Construction crew members wait to pour concrete in a parking lot on Sept. 4 in Waukee, Iowa.



\$15,000

SWEEPSTAKES

Win CASH today!

Enter online at

TroyRecord.com/promotions

NOW THROUGH DECEMBER 10TH, 2024!

THE RECORD

Friday
Numbers Midday: 7-9-2
Win 4 Midday: 3-3-1-2
Take 5 Midday: 4-15-17-29-37
Thursday
Numbers Evening: 1-9-9
Win 4 Evening: 0-4-3-1

Take 5 Evening: 13-25-26-28-31
Pick 10: 1-7-13-14-16-17-28-34-41-42-54-55-56-63-65-69-70-73-76-78
Cash 4 Life: 5-19-20-29-45- CB: 4

Customer care center:
1-888-599-0399
Monday-Friday 6 a.m.—3 p.m.
Saturday 7 a.m.—10 a.m.
Sunday 7 a.m.—noon
Please call before 10 a.m. if a replacement paper is needed; replacement papers are only delivered on Thursday or Sunday. For vacation requests please call one week in advance.

Online Subscriptions:
capitalcentral.newspaperdirect.com
All advertising in this newspaper is subject to the conditions in the applicable edition. We reserve the right not to accept an advertiser's order. Our ad takers have no authority to bind this newspaper, and only publication of an ad constitutes acceptance of the advertiser's order.
SUBSCRIPTION TERMS: This subscription to the Record is a CONTINUOUS SUBSCRIPTION, which means it will automatically renew at the end of this initial term. You may cancel or modify your subscription at any time by calling Customer Service at 1-888-

599-0399. You will be billed at the interval you have selected, which shall be your SUBSCRIPTION TERM. No unused portion of a SUBSCRIPTION TERM will be refunded. No credit is offered for vacation interruptions. Future prices are subject to change.
SPECIAL EDITIONS: All home delivery subscriptions automatically include THANKSGIVING DAY and up to three more SPECIAL EDITIONS annually. Each THANKSGIVING DAY and SPECIAL EDITION is up to \$8.99, which offsets printing and delivery of the premium editions. If you prefer not to receive these SPECIAL EDITIONS, you must call Customer Service at 1-888-599-0399 to OPT

OUT. If you do not OPT OUT, the SPECIAL EDITIONS will be automatically billed to your account and your SUBSCRIPTION TERM will be shortened.
Arbitration Terms: As a subscriber, participation in the arbitration program is automatic. Details of this program can be found at http://local.digitalfirstmedia.com/common/dfm/arbitration.pdf. If you have questions regarding these policies, please call Customer Service at 1-888-599-0399.



Lion

FROM PAGE 1

space," Development Coordinator Jeremy Regan explained. "It's our company's niche. We saw this building as a historic gem. We saw the beauty in it."

The renovation work made sure to preserve the building's exterior while making the interior into 151 affordable housing units that are leased out based on residents' income. Individual units, which are available in one-, two-, or three-bedroom sizes, are sorted into tiers of specific income limits. This creates what Assistant Regional Property Manager Kelsey Stone describes as "bands of availability," which are priced out based on whether a resident's salary falls within the range of 40%, 50%, or 60% of the area median income. A select few units are leased at market value.

The building features secured entryways, a private parking lot, a community room that residents can rent out for parties and special occasions, and a carriage house that is available for commercial use. Every label and sign in the building features an image of the stone relief as part of

its logo.

A big selling point for Lion Factory Apartments is its dedication to sustainability. The entire building is heated and cooled by an extensive geothermal system. Building the system earned \$1 million in incentives from National Grid through New York State's Clean Heat Program, making the 133,000-square-foot site one of the largest National Grid-supported geothermal projects in the state. The incentives paid for the majority of the \$1.3 million project, with additional support coming from the City of Troy, the State of New York, and the Regions Affordable Housing program.

In addition to the geothermal system itself, the building was renovated with the system in mind, using window, ceiling, and wall materials designed to maximize energy efficiency and take a holistic approach to sustainable, green energy.

"We looked at different energy systems for the building," Regan explained. "This allowed us to save the residents cost, and participate in that green energy program."

For the same price as installing an electrical or natural gas heating and cooling system, the Na-



MELISSA SCHUMAN — MEDIANEWS GROUP

The historical Lion Factory building has been turned into affordable housing.

tional Grid-supported geothermal system delivers the same hot and cold air at a significant savings to consumers. Residents pay anywhere from an estimated \$57 to \$90 per month, depending on unit size and individual energy use.

How does a geothermal system work? It takes advantage of the fact that year-round, wherever you live, the temperature underground is always a sta-

ble 55 degrees. A system of buried pipes, connected to wells and filled with a blend of water and glycol, loops through the ground and into heat pumps in the building it's servicing. As the fluid moves constantly through the pipes, it creates a heat exchange that pulls either heat or cold from the earth and sends it into the pumps, where it is concentrated and then distributed through the building as warm or cold air.

The geothermal system at Lion Factory Apartments uses 90 wells that were dug 450 feet deep to create the building's heat exchange network. The heating pumps use only a small amount of electricity to operate. The result is a clean, affordable, sustainable way to keep an entire building comfortable year-round.

"Geothermal is like a battery," explained U.W. Marx project manager Jake Hewson. "There's en-

ergy in the ground all the time, and we transfer that energy to heat and cool the building."

In a news release, Troy Mayor Carmella Mantello praised the building's geothermal system as "a step towards reducing our dependence on fossil fuels and reducing our carbon footprint," adding that she was thrilled to see both the historical building preserved and repurposed and the City of Troy "at the forefront of this exciting technology."

Lion Factory Apartments signed its first lease on March 31. Units are initially leased for 12 months and can be renewed for additional periods of 12 months or 24 months at a time. Each lease is recertified 120 days before expiring to verify that residents still meet the income requirements for the reduced housing price. All of the units are currently occupied (with the exception of one undergoing renovation), with a waiting list that is over 240 names long — a clear sign, Stone said, of how badly the region needs affordable housing.

For more information, visit https://regandevlopment.com/new-york-new-jersey-real-estate-developers/lion-factory/.

Biden

FROM PAGE 1

forded to those accused of specific crimes — and usually those who have already been convicted of an offense — but Biden's team is considering issuing them for those who have not even been investigated, let alone charged. They fear that Trump and his allies, who have boasted of enemies lists and exacting "retribution," could launch investigations that would be reputationally and financially costly for their targets even if they don't result in prosecutions.

While the president's pardon power is absolute, Biden's use in this fashion would mark a significant expansion of how they are deployed, and some Biden aides fear it could lay the groundwork for an even more drastic usage by

Trump. They also worry that issuing pardons would feed into claims by Trump and his allies that the individuals committed acts that necessitated immunity.

Recipients could include infectious-disease specialist Dr. Anthony Fauci, who was instrumental in combating the coronavirus pandemic and who has become a pariah to conservatives angry about mask mandates and vaccines. Others include witnesses in Trump's criminal or civil trials and Biden administration officials who have drawn the ire of the incoming president and his allies.

Some fearful former officials have reached out to the Biden White House preemptively seeking some sort of protection from the future Trump administration, one of the people said.

It follows Biden's decision to pardon his son Hunter — not just for his convictions on federal gun and tax vio-

lations, but for any potential federal offense committed over an 11-year period, as the president feared that Trump allies would seek to prosecute his son for other offenses. That could serve as a model for other pardons Biden might issue to those who could find themselves in legal jeopardy under Trump.

Biden is not the first to consider such pardons — Trump aides considered them for him and his supporters involved in his failed efforts to overturn the 2020 presidential election that culminated in a violent riot at the Capitol on Jan. 6, 2021. But he could be the first to issue them since Trump's pardons never materialized before he left office nearly four years ago.

Gerald Ford granted a "full, free, and absolute pardon" in 1974 to his predecessor, Richard Nixon, over the Watergate scandal. He believed a poten-

tial trial would "cause prolonged and divisive debate over the propriety of exposing to further punishment and degradation a man who has already paid the unprecedented penalty of relinquishing the highest elective office of the United States," as written in the pardon proclamation.

Politico was first to report that Biden was studying the use of preemptive pardons.

On the campaign trail, Trump made no secret of his desire to seek revenge on those who prosecuted him or crossed him.

Trump has talked about "enemies from within" and circulated social media posts that call for the jailing of Biden, Vice President Kamala Harris, former Vice President Mike Pence and Sens. Mitch McConnell and Chuck Schumer. He also zeroed in on former Rep. Liz Cheney, a conservative Republican who campaigned

for Harris and helped investigate Jan. 6, and he promoted a social media post that suggested he wanted military tribunals for supposed treason.

Kash Patel, whom Trump has announced as his nominee to be director of the FBI, has listed dozens of former government officials he wanted to "come after."

Richard Painter, a Trump critic who served as the top White House ethics lawyer under President George W. Bush, said he was reluctantly in support of having Biden issue sweeping pardons to people who could be targeted by Trump's administration. He said he hoped that would "clean the slate" for the incoming president and encourage him to focus on governing, not on punishing his political allies.

"It's not an ideal situation at all," Painter said. "We have a whole lot of bad options confronting us at

this point."

While the Supreme Court this year ruled that the president enjoys broad immunity from prosecution for what could be considered official acts, his aides and allies enjoy no such shield. Some fear that Trump could use the promise of a blanket pardon to encourage his allies to take actions they might otherwise resist for fear of running afoul of the law.

"There could be blatant illegal conduct over the next four years, and he can go out and pardon his people before he leaves office," Painter said. "But if he's going to do that, he's going to do that anyway regardless of what Biden does."

More conventional pardons from Biden, such as those for sentencing disparities for people convicted of federal crimes, are expected before the end of the year, the White House said.

Jobs

FROM PAGE 1

Pollak noted that averaging the October and November job gains amounts to a modest 132,000 per month.

"This report offers very little evidence of a labor market rebound," she said.

Still, Americans as a whole have been enjoying unusual job security. This week, the government reported that layoffs fell to just 1.6 million in October, below the lowest levels in the two decades that preceded the pandemic. At the same time, the number of job openings rebounded from a 3 1/2 year low, a

sign that businesses are still seeking workers even though hiring has cooled.

The overall economy has remained resilient. The much higher borrowing costs for consumers and businesses that resulted from the Fed's rate hikes had been expected to tip the economy into a recession. Instead, the economy

kept growing as households continued to spend and employers continued to hire.

The economy grew at a 2.8% annual pace from July through September on healthy spending by consumers. Annual economic growth has topped a decent 2% in eight of the past nine quarters. And inflation has dropped from a 9.1% peak in June 2022 to 2.6% last month. Even so, Americans were deeply frustrated by still-high prices under the Biden-Harris administration, and partly for that reason chose last month to return Donald Trump to the White House.

While comparatively few Americans are losing jobs, those who do are finding it harder to land a new one: The average unemployed American last month had been out of work for 23.7 weeks, the longest such stretch in 2 1/2 years.

The progress against inflation and the slowdown in hiring, which eases pressure on companies to raise wages and prices, led the Fed to cut its key rate in September and again last month. Another rate cut is expected to be announced when the Fed meets Dec. 17-18.

Pollak of ZipRecruiter said she sees some reason for optimism about the job market. Wage gains have been exceeding inflation for two years, for example, thereby strengthening Americans' buying power. And lower borrowing rates are likely to encourage spending and hiring in the future.

"There are all kinds of mounting tailwinds that should propel this labor market forward," she said.

For now, though, some businesses are cautious. Chris Butler, CEO of the National Tree Company, which makes artificial holiday trees, wreaths and garlands, said he's taking a watchful approach to hiring. The company is grappling with sub-

dued spending, and, like its competitors, National Tree has discounted heavily as many shoppers have pulled back on discretionary purchases. Butler is also monitoring the prospect of heavy new tariffs that President-elect Donald Trump has said he will impose on imports from China and other countries.

Although National Tree Company sources a significant chunk of its business from China, it has been moving more production to Vietnam and Cambodia. It plans to be fully out of China in 2026 as it braces for Trump to take office.

For 2025, Butler said, "we'll probably add a few roles. But it's certainly not going to be a hiring bonanza."

Worship Guide
It's that wonderful time of the year again. Look for our special Guide with the dates and times of services, coming December 15th, 19th and 22nd.
If you would like to have your Worship services represented in this guide or for our affordable rates, please contact Louise Kilbara at 518-588-6779 or lkilbara@saratogian.com.
THE RECORD THE SARATOGIAN

To Our Readers
For Sunday, December 15th, 2024 subscription rates will be increased to reflect the Special Section cost. To opt out please contact customer service, 1-888-599-0399 prior to Thursday, December 12th, 2024. If you do not opt out, the cost of your subscription will not change, but the term will be shortened. If you've already opted out in the past, there is no need to call again.

THE RECORD
c/o Daily Freeman
P.O. Box 4470
Kingston, NY 12401
Phone: 518-584-4242
Fax: 518-587-7750
saratogian.com
CONTACT US
Publisher: Kevin Corrado, kcorrado@medianewsgroup.com
Senior editor: Ron Rosner, rrosner@saratogian.com
City editor: Nicholas Buonanno, nbuonanno@medianewsgroup.com
Advertising Director: Karen Alvord, 315-231-5136, kalvord@adtaxi.com
Circulation Customer Service: 1-888-599-0499
NEWSROOM
press releases, news tips: newsroom@saratogian.com
Sports scores: 518-290-3947
Sports: sports@saratogian.com
ADVERTISING
Classified advertising: 518-584-0205, classified@saratogian.com
Display advertising: Louise Kilbara, 518-290-3903, lkilbara@medianewsgroup.com
Legals and Obituaries: 518-584-0205, legals@saratogian.com, Obits@saratogian.com
Postmaster: Send address changes to the Daily Freeman, P.O. Box 4470, Kingston, NY 12401.
No reproduction or reuse of material without express written permission of the publisher. To request permission to reprint material, contact the editor.
ISSN 1071-444. Periodicals Postage Paid at the Saratoga Post Office, 245 Washington St., Saratoga Springs, NY 12158
MediaNews Group